

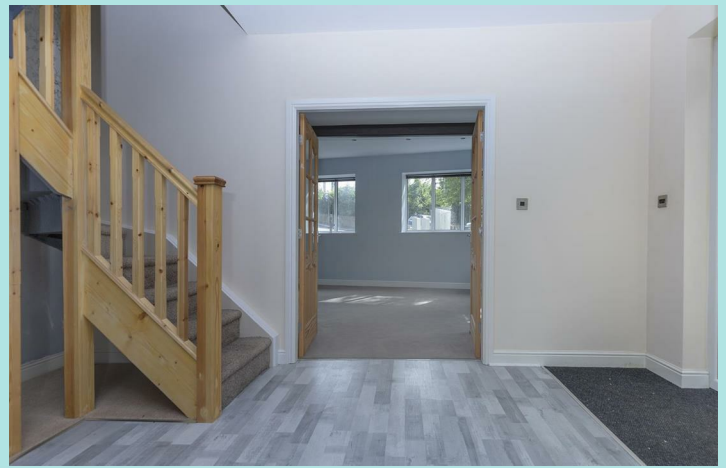


Fenny Mews Kirk Lane

Hipperholme, Halifax, HX3 8EY

£995 PCM





Summary:

A unique opportunity to let this well presented three bedroom property. Benefiting from accommodation over two floors and suited to a couple or small family. Situated in the highly regarded location of Hipperholme close to a variety of local amenities and benefiting from excellent commuter links. The property comprises of living kitchen, lounge, study/bedroom three and shower room to the ground floor. Two bedrooms and house bathroom to the first floor. This home deserves an early inspection to be truly appreciated.

Accommodation:

The front entrance door accesses the spacious open plan living kitchen, boasting an extensive range of grey gloss fitted base, drawer and eye level units with contrasting laminate marble effect work surfaces, inset stainless steel sink with mixer tap, inset ceiling spotlights and linoleum flooring. Integral appliances include dishwasher, oven with four ring hob, overhead extractor hood and space for a free standing fridge/freezer. Also incorporating a dining area which is fit for a dining table. Double doors lead through to the generous lounge with carpeted flooring and windows to the front and side elevation providing an ideal place to relax. The downstairs shower rooms comprises of a three piece suite with corner electric shower, low flush WC, wash hand basin with mixer tap, tile splash backs and linoleum flooring. Completing the ground floor accommodation is the study which can also be utilised as a third bedroom.

To the first floor, an open timber balustrade staircase leads to the landing which accesses two further bedrooms and the house bathroom having a four piece suite comprising; laminate flooring, tiled splash backs, corner shower, bath with central mixer tap, wash hand basin, low flush WC and window to the front elevation. The principal bedroom benefits from exposed beams, fitted wardrobes providing ample storage, velux skylight window and window to the side elevation. A further second generous bedroom benefits from exposed beams with Juliet balcony and velux skylight window. To the side of the property is a cobbled area providing useful car parking space.

Location:

Hipperholme is a highly sought after residential location ideally situated for a wide range of amenities that includes a number of independent retailers along with a Tesco Express and Co-op, doctors surgery and a number of established restaurants and traditional public houses. The area also boasts excellent commuter links with access to the M62 motorway network providing road links to the northern business centres of Leeds and Manchester, whilst rail services are available from Brighouse and Halifax providing regular connecting services across the UK.

Council tax band: A

EPC rating: D

Deposit: £1,148



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